

**OUTLINE OF TESTIMONY OF REPRESENTATIVE OF
MICHAEL MEERS, JAMISON WEINBAUM OR OTHER REPRESENTATIVE OF
THE APPLICANT**

- I. Introduction of Applicant
- II. History of Site
- III. Site Location and Description
 - A. Overview of block, surrounding area, and relationship to overall redevelopment
 - B. Vision for this phase
- IV. Overview of Project
- V. Goals and Objectives of Application
 - A. Affordable housing strategy
 - B. Flexibility for future phases
 - C. Urban design
 - D. Residential program
- VI. Community and Neighbor Dialogue Process
- VII. Benefits and Amenities
- VIII. Conclusion

**OUTLINE OF TESTIMONY OF PROJECT ARCHITECT,
SARAH ALEXANDER OR OTHER REPRESENTATIVE OF
TORTI GALLAS URBAN, INC.**

- I. Introduction
 - A. Project Architect, Sarah Alexander
- II. Description of Project
 - A. Site Configuration
 - B. Design Considerations and Drivers
 - C. Proposed Design
 - D. Urban Design
 - E. Revisions to Design and Response to Zoning Commission, OP, and Community
 - F. Sustainability Considerations
 - G. Description of Materials
 - H. Areas of Relief Requested
- III. Conclusion

**OUTLINE OF TESTIMONY OF PROJECT TRANSPORTATION CONSULTANT,
DANIEL V. VANPELT OR OTHER REPRESENTATIVE OF
GOROVE SLADE**

- I. Introduction
 - A. Project Transportation Consultant, Gorove Slade
- II. Site and Area Conditions
- III. Description of Project
 - A. Access Considerations
 - B. Discussion of Parking
 - C. Discussion of Loading
 - D. Discussion of Traffic Impacts of Project
 - E. Discussion of Traffic Demand Management Plan
- VIII. Conclusion



Sarah Alexander, AIA, LEED AP BD+C
Associate Principal



Education

- Masters of Architecture, University of Notre Dame, 2003
- Bachelor of Science in Architecture, University of Maryland at College Park, 2001

Registration

- Registered Architect, District of Columbia, 2007
- LEED Accredited Professional, 2007



360° H Street



Park Van Ness



8th and H Street

Ms. Alexander is a Principal Designer involved in numerous project types, including residential, mixed-use, neighborhood revitalization, and international new town projects. Ms. Alexander has extensive experience in the crafting of complex mixed-use urban infill projects through all phases of design. Ms. Alexander is a leader in the firm’s DC entitlement work, specializing in creating value for the client through innovative design solutions that maximize the allowable density for the site. Her projects have received numerous national awards, attesting to her ability to craft beautiful buildings that weave seamlessly into their context.

Selected Project Experience

360° H Street, Washington, DC - A new residential project that is transforming a vacant site into a vibrant mixed use development along the City’s re-emerging H Street Corridor. The new building includes 212 residential units over a 41,000 sf grocery store and 5,000 sf of other retail, 270 below grade parking spaces. Amenities include a large landscaped courtyard and a roof terrace with views of the Capitol.

Park Van Ness, Washington, DC - A new 272 unit mixed-use development which will be a catalyst for revitalization in the Van Ness neighborhood. The 11 stories of prime view residential units on the back overlook Rock Creek Park, while 6 stories on the front maintain a sensitivity to the character of Connecticut Avenue. The project also includes 220 below grade parking spaces and 10,000 SF of neighborhood friendly retail.

Lyon Place at Clarendon Center, Arlington, VA - is a LEED Certified, two-block, two-building, mixed-use/TOD infill development at the Clarendon Metro stop. The project consists of 244 residential units, 43,000 sf of retail, 181,000 sf of office and parking for 600 cars. Two existing buildings on these blocks have been preserved as historic as part of the project.

The Bartlett, Arlington, Virginia - Occupying a full city block, this 699-unit, 22-story, high-rise, mixed-use project will be a signature addition to the larger Metropolitan Park development. The majority of the 40,800 sf of ground floor retail space will be occupied by a Whole Foods grocery store and two smaller retail spaces.

The Nannie Helen at 4800, Washington, DC - an exciting mixed-use project which is 100% affordable housing and 1/3 of the units are replacement public housing as part of the Lincoln Heights/Richardson Dwellings New Communities Initiative. The new 88,900 sf building contains 70 residential units, an 800 sf fitness center, 41 parking spaces, office, retail and amenity space.

8th and H Street, Washington, DC - Following the District of Columbia’s investment of a streetcar system running along H Street, this new mixed-use development features 384 residential units, 52,000 sf of retail, and 405 below grade parking spaces, bringing vibrancy to the H Street corridor. The H Street façade has been carefully designed and articulated to be consistent with the character and fabric of the H Street corridor.

The Bentley, Washington, DC - Located in the Arts Overlay and Historic Preservation district, this project will include 53 residential units above neighborhood-serving retail. The team worked closely with adjacent neighbors and Advisory Neighborhood Commissions (ANC) to design the building to be compatible with its historic context while also providing an exciting design to contribute to the Arts District.

Park Place Condominiums, Washington, DC – 7-story, 148 unit condominium building with ground floor retail and structured parking above- and below-grade built on six floors adjacent to underground Georgia Avenue Petworth Metro Station.

South Campus Redevelopment, Catholic University of America, Washington, DC - Torti Gallas was part of the development team for Catholic University’s University Village, creating a dramatic “Gateway Village” that will enhance the value and amenities of the campus, and will enable the University to have a strong hand in delivering a high quality living and learning experience to its students, faculty, alumni, staff and neighbors.

CityVista, Washington, DC - Redevelopment of the Old Wax Museum site in downtown Washington, DC. This \$133 million redevelopment includes a 55,000 SF Safeway store with a Starbucks coffee shop, dry cleaner and bank; 50,000 SF of retail; 623 condominium and apartment units, 20% of which are set-aside as affordable housing; and 800 parking spaces.

QUALIFICATIONS

Mr. VanPelt has more than 20 years of experience in a wide range of traffic and transportation projects including: traffic impact studies, site access and circulation planning, multimodal studies, functional parking lot and garage design, parking demand analysis, corridor studies, campus master planning, major data collection efforts, loading dock design, intersection improvement design, signal design, signing and pavement marking design, and expert witness testimony. He has worked for public, private and institutional sector clients throughout the United States and has worked internationally on projects in the United Arab Emirates, China, Venezuela, Brazil and Mexico.



SELECT PROJECT EXPERIENCE

Multi-modal System Design/Planning

- DDOT Post-Construction Study, Washington, DC
- DC2024 Olympic Bid Transportation Planning, Washington, DC
- DC North-South Corridor Streetcar Planning Study, Washington, DC
- DC Multifamily Residential Parking Study, Washington, DC
- DC Circulator Transit Plan Update, Washington, DC
- Millwood Avenue Diversion Study, Winchester, VA
- Potomac Yard State of the Commute ('08-'16), Arlington, VA

CREDENTIALS

Discipline:
Transportation Planning and Engineering

Education:
Master of Science in Civil Engineering,
Washington University in St. Louis

Bachelor of Science in Civil Engineering,
Washington University in St. Louis

Bachelor of Science in Physics,
Bethany College

Registrations:
Professional Engineer – District of Columbia, Virginia, Maryland, Pennsylvania, and West Virginia

Registered Professional Traffic Operations Engineer



Mixed-Use Development

- Robinson Terminal North, Alexandria, VA
- Brookland Manor, Washington, DC
- Union Market/Angelika Theater, Washington, DC
- Union Market/1270 4th St NE, Washington, DC
- McMillan Sand Filtration Site, Washington, DC
- Gateway at King and Beauregard, Alexandria, VA
- The Wharf/SW Waterfront Redevelopment, Washington, DC
- The Randall School Redevelopment, Washington, DC
- Waterfront Station, Washington, DC
- Ballpark Square, Washington, DC
- The Yards, Washington, DC
- Crystal Square, Arlington, VA
- 223 23rd Street/Crystal Plaza 5, Arlington, VA

Residential

- 400 Army Navy Drive, Arlington, VA
- Ingleside at Rock Creek, Washington, DC
- WeLive/Crystal Plaza 6, Arlington, VA
- Monroe Street Market Lot A2, Washington, DC
- The Kingsley, Alexandria, VA
- The Fillmore, Alexandria, VA
- Waterfront Station NW Parcel, Washington, DC
- M Street Town Center, Washington, DC
- St. Matthews' Redevelopment, Washington, DC

Office/Commercial

- Old Post Office/Trump Hotel, Washington, DC
- 1900 N Street NW, Washington, DC
- Pinstripes at Georgetown Park, Washington, DC
- 900 16th Street NW, Washington, DC
- 1000 Connecticut Avenue NW, Washington, DC
- 1900 Crystal Drive, Arlington, VA
- 1700 K Street NW, Washington, DC
- DC USA, Washington, DC
- The Citadel Harris Teeter, Washington, DC

Colleges, Universities and Institutional Master Planning

- Sylvan Theater at Washington Monument, Washington, DC
- US Capitol Complex Framework Plan, Washington, DC
- National Zoo Lower Entry Plan, Washington, DC
- Georgetown University Campus Plan, Washington, DC
- American University Campus Plan, Washington, DC
- Howard University Campus Plan, Washington, DC
- American University Campus Master Plan, Washington, DC
- Indiana University, Bloomington, IN
- The Ohio State University, Columbus, OH

